

WILMINGTON

(New Castle County)

Property address: 823 North Market Street

Downtown location: Located in the middle of the 800 block of Market Street, surrounded by many established retailers and restaurants and significant foot and vehicular traffic, particularly during the week. The property is perfectly suited for a food-related business with the Grand Opera House and The Queen Theatre nearby , and within a bustling visual and performing arts city.

Approximate interior square footage of space: 1,930 SF

- First floor access on Market Street
- Large front display window
- Front area suitable for seating/café (no furnishings at present)
- Accessible rest room
- Convection ovens and large food preparation area
- Rear office/conference space
- Basement with walk-in freezer and refrigerator
- Metered street parking and nearby parking garage
- Central heating and air conditioning

Cost estimate for utilities (Pop Up tenant responsibility)

- \$400 a per month
- Phone - tenant's own system
- WiFi or Internet connection – Inquire of property owner
- Water – Inquire of property owner
- Other – N/A

Value of space based on normal rental rate: \$ 2,500 per month

We believe prospects especially suitable for this space include:

- Food-related business, with food preparation capability on site and opportunity for interior seating for approximately 20